



ORDINANCE NO. 563  
GROSSGLAUSER ANNEXATION

167

AN ORDINANCE OF THE CITY OF HAYDEN, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF APPROXIMATELY 4.696 ACRES OF LAND LOCATED IN THE VICINITY OF ATLAS AND WEST ROBISON AVENUE AND THE ADJACENT ATLAS ROAD RIGHT OF WAY; PROVIDING ZONING OF THE PROPERTY SO ANNEXED AS R-1 RESIDENTIAL; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner of the real property referenced in Section 1, NATHANIEL J. GROSSGLAUSER, has requested the City Council of the City of Hayden for annexation of said property and the subsequent zoning of said property as R-1 Residential; and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on July 18, 2016, and the City Council on August 9, 2016, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own findings, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and that said land uses would fit in with the general development of the City and would be in the best interest of the citizens of the City of Hayden.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, AS FOLLOWS:

**SECTION 1:** That the following described properties contiguous and adjacent to the city of Hayden, generally described as 9055 N. Atlas Road, Hayden, Idaho, more particularly described as follows:

A parcel of land being the South half of Tract 243 per the plat of Hayden Lake Irrigated Tracts as recorded in book C at pages 66 & 67, records of Kootenai County, lying in the Northeast Quarter of Section 21, Township 51 North, Range 4 West, Boise Meridian, City of Hayden, Kootenai County, Idaho and being more particularly described as follows:

**Commencing** at the North 1/16 corner of section 21 being a 5/8" rebar and plastic cap illegible in the intersection of Atlas Road and Robison Avenue, from which the Northeast corner of said section 21 bears N 00°50'03"E a distance of 1323.05 feet; Thence, along the East line of said section 21, S 00°49'52"W a distance of 330.50 feet to the intersection with the existing City of Hayden boundary and the **True Point of Beginning**.

Thence, continuing along said East line of said section 21 along the existing City of Hayden boundary, S00°49'52"W a distance of 330.42 feet to a point;

Thence, leaving said existing City of Hayden boundary along the proposed City of Hayden boundary, N 88°40'11"W a distance of 658.64 feet to the Southwest corner of Tract 243 and the existing City of Hayden boundary being a 5/8 inch rebar with yellow plastic cap marked PLS 9367;

Thence, along the existing City of Hayden boundary and along the West line of Tract 243, N 00°50'03"E a distance of 330.89 feet to the intersection of the South Boundary of Family Dreams Subdivision and the existing City of Hayden Boundary being a found 5/8 in rebar with yellow plastic cap marked PLS 4346;

Thence, along the South boundary of Family Dreams Subdivision and the existing City of Hayden boundary, S88°37'42"E a distance of 658.63 feet to the **True Point of Beginning**.

Said parcel containing 4.696 acres (204,558 square feet) more or less.

TOGETHER WITH:

Atlas Road right-of-way containing 0.303 acres (13,217 square feet) more or less.

be and the same is hereby annexed to and declared to be a part of the city of Hayden, Kootenai County, Idaho.

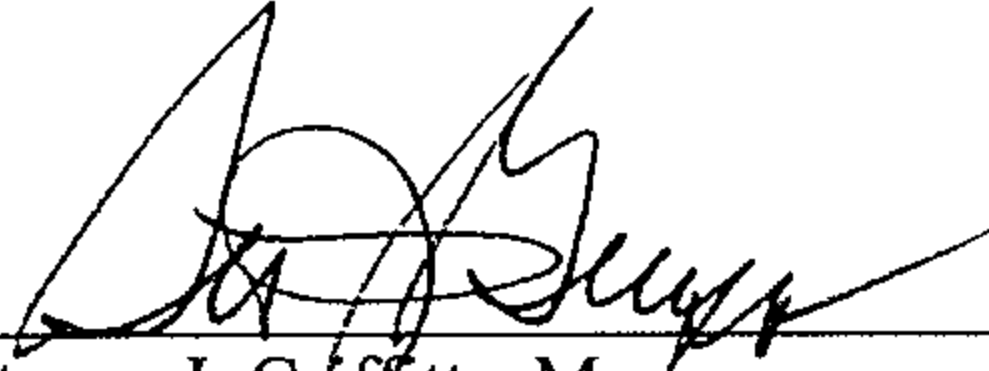
**SECTION 2:** That the Hayden official zoning map be amended to include and designate the annexed property described in Section 1 as R-1 Residential.

**SECTION 3:** That this Ordinance is hereby declared to be severable. Should any portion of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the Ordinance before the declaration of partial invalidity.


**SECTION 4:** That this Ordinance shall be in full force and effect upon its passage, approval and publication according to law.

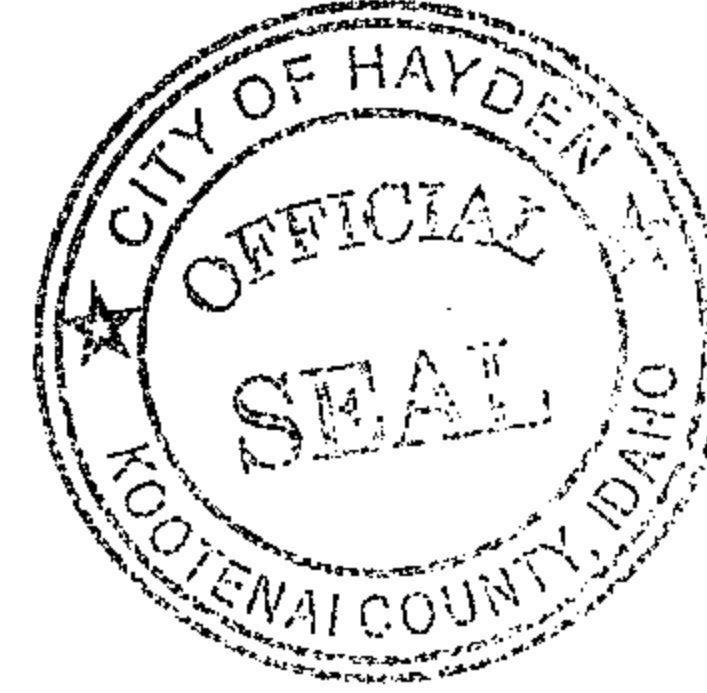
Enacted by the city council as an ordinance of the city of Hayden on the 23<sup>rd</sup> day of August, 2016.

APPROVED by the Mayor this 23<sup>rd</sup> day of August, 2016.

  
Steven J. Griffiths, Mayor

ATTEST:

  
Shawn Langenderfer, Deputy City Clerk

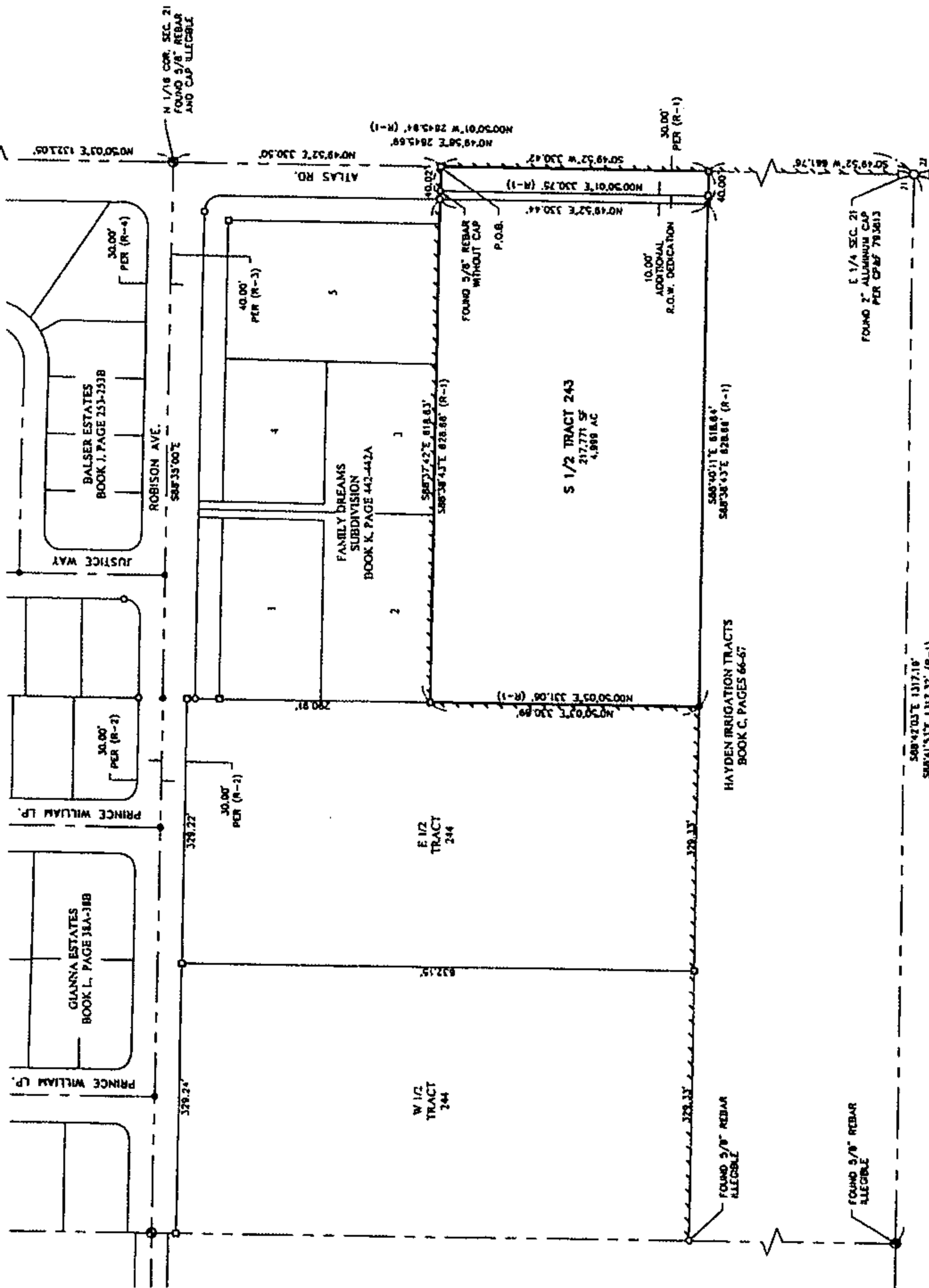


# ANNEXATION ORDINANCE # 563

RECORD OF SURVEY - SOUTH HALF TRACT 243 OF HAYDEN IRRIGATION TRACTS

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

HAYDEN AVE.  
NE 1/4 SEC. 21  
FOUND 3" ALUMINUM CAP  
PER OF 1278250



H-SCALE 1" = 100'

## LEGEND

- FOUND 3" REBAR AND CAP MARKED P.L.S. 434, OR AS NOTED
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 887
- FOUND 1/2" REBAR AND CAP MARKED P.L.S. 887, OR AS NOTED
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 887
- FOUND 1/2" REBAR WITH 1/2" ALUMINUM CAP, P.L.S. 887
- CALCULATED POSITION, NOTHING FOUND OR SET
- 1/4" SECTION CORNER AS NOTED
- CENTER SECTION CORNER AS NOTED
- 1/4" 1/4" SECTION CORNER AS NOTED
- 1/4" 1/4" SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- HYDRA-COLOR DUAL-CITY BOUNDARY
- CORNER PERPETUATION & FIELD RECORD (WITH INSTRUMENT NO.)
- REFERENCE P.L.S.
- P.O.B. POINT OF BEGINNING

## REFERENCES

- IN RECORDS OF KOOTENAI COUNTY, IDAHO
- R-1 RECORD OF SURVEY BY DARYL A. STONE, P.L.S. 434, RECORDED IN BOOK 25 OF SURVEYS AT PAGE 411, UNDER INSTRUMENT NO. 210584-3008
- R-2 PLAT OF DAWNA ESTATES BY CHAD J. JOHNSON, P.L.S. 887, RECORDED IN BOOK 1 OF PLATS AT PAGE 38-39C, UNDER INSTRUMENT NO. 2317474000
- R-3 ANNOTATED PLAT OF FAMILY DREAMS SUBDIVISION BY DAVID H. SEEDZ, P.L.S. 1103, RECORDED IN BOOK 4 OF PLATS AT PAGE 441-442A, UNDER INSTRUMENT NO. 2465827000
- R-4 PLAT OF BALSER ESTATES BY CHAD J. JOHNSON, P.L.S. 887, RECORDED IN BOOK 1 OF PLATS AT PAGE 253-253C, UNDER INSTRUMENT NO. 188861

## BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS QUAD STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103) - US SURVEY FEET. THE PRECISE COORDINATES WERE DERIVED FROM NAD 83 DATUM SOLUTION USING A REFERENCE FRAME OF WADSWORTH (1971) POOR 2010000. COORDINATES SHOWN ARE UNADJUSTED. THE ADJUSTMENT FACTOR (A.D.F.) IS 0.000000. A CONVERSION OF ADJUSTMENT FACTOR (A.D.F.) OF 0.000000 TO CONVERSION FACTOR (C.F.) OF 0.000000 SHOULD BE USED TO CONVERT GRID BEARINGS TO MAGNETIC.

## RECORDER'S CERTIFICATE

THIS MAP WAS FILED IN THE OFFICE OF THE RECORDER, COUNTY OF KOOTENAI, STATE OF IDAHO, AT THE REQUEST OF JOHNSON SURVEYING

ON DATE \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

AS INSTRUMENT \_\_\_\_\_ IN BK \_\_\_\_\_ OF SURVEYS AT PG. \_\_\_\_\_

BY \_\_\_\_\_

CHAD J. JOHNSON, RECORDER, FEE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, P.L.S. 887, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON, P.L.S. 887

DATE 8-16-16

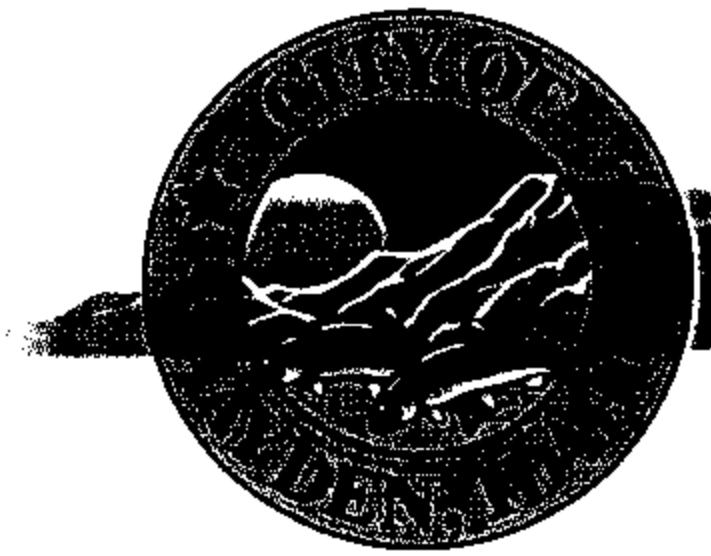
ANNEXATION ORD. # 563  
NE 1/4 SECTION 21, TOWNSHIP 51 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



## NOTES

- 1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE SURVEYED LAND, EXCEPT FOR THOSE SHOWN HEREON.

DATE SURVEYED: APR. 2016	DRAWN BY: BAG	PLOT DATE: 05/24/2016	SHEET 1/1
FILE NAME: 16-02 SURVEY	CHECKED BY: CJJ	PROJECT NO.: 16-02	



8930 N. Government Way Hayden, Idaho 83835

I, Abbi Landis, Hayden City Clerk, as the official record keeper for the City of Hayden, do hereby certify, as allowed under Idaho Code 74-102(3), that the attached document is a true and correct copy of the original recorded **Ordinance No. 563** on file with the City of Hayden.



Signature: Abbi Landis  
Abbi Landis, City Clerk

Dated: 08/31/2016

State of Idaho

County of Kootenai

:SS

SUBSCRIBED AND SWORN TO before me Shawn Langenderfer a notary in and for the state of Idaho this 19<sup>th</sup> day of August, 2016.

**SHAWN LANGENDERFER  
NOTARY PUBLIC  
STATE OF IDAHO**

Shawn Langenderfer  
Notary for the State of Idaho

Residing at: Hayden

Commission Expires: 5/21/2022



8930 N Government Way Hayden, Idaho 83835

RECEIVED  
STATE TAX COMMISSION

SEP 06 2016

CLERK NO. 11

August 31, 2016

State Tax Commission  
PO Box 76  
BOISE, ID 83707-0076

RE: New or Altered Taxing District/RAA Boundary Documentation  
Recorded as Number 2560082000 XX

Enclosed is a copy of the ordinance, legal description, and map recorded as number 2560082000 XX associated with the annexation of property to the City of Hayden, Idaho, noted in these documents. If you have any questions, please feel free to call me at (208) 209.2013.

Sincerely,

A handwritten signature in cursive script, appearing to read "Abbi Landis".

Abbi Landis  
City Clerk

Enc.

Phone: (208) 772-4411

Fax: (208) 762-2282  
(208) 772-6522

Web: [www.cityofhaydenid.us](http://www.cityofhaydenid.us)

REC'D SEP 07 2016